



# CITY OF HOUSTON

Public Works and Engineering  
Department

Bill White

Mayor

Michael S. Marcotte, P.E., DEE  
Director  
Public Works & Engineering  
Department  
P.O. Box 131927  
Houston, Texas 77219-1927  
[www.houstontx.gov](http://www.houstontx.gov)

May 1, 2006

Land Assemblage Redevelopment Authority  
0 Navigation  
Houston, Texas 77012  
HCAD # 0251240000041

Re: Wastewater and Water Reservation No. 0028956-000 *Lot # 2740 Magnolia*

Dear Applicant:

Reference is made to your application concerning the availability of water and wastewater capacity to 11,896 square feet of land being Tract 12 and Tracts 34 through 38, Block 31, Magnolia Park, Section 2, located on Navigation.

Wastewater and water capacity is currently available for your proposed construction of three (3) single family residences or a development utilizing a maximum of 3.0 service units per day.

An Impact Fee in the amount of \$3,202.41 and a \$5.00 Administrative Fee must be paid in order to reserve wastewater capacity. An Impact Fee in the amount of \$902.79 and a \$5.00 Administrative Fee must be paid in order to reserve water capacity. These fees must be paid within six (6) months from the date of this letter and prior to the issuance of a building permit. Houston City Council may review and revise related ordinances, which will change the above-quoted fees and/or the development criteria and design requirements for this project.

Ordinances provide for a waiver of impact fees for houses (single-family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately \$142,050. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 3300 Main when applying for a building permit.

Furthermore, the City Engineer may, from time to time, revise the Department of Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation. The Impact Fees may be paid by mail or at 3300 Main, First Floor. A copy of the Impact Fee receipts and a copy of this letter must be submitted with your construction plans when applying for a building permit. **Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to proceed with the project for any reason.**

Land Assemblage Redevelopment Authority

May 1, 2006

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Sanitary sewer connection must be made to the 8-inch sewer in Avenue E or in Avenue F.\*

Water connection must be made to the 8-inch water main in Avenue F.\*

Please note, fill exceeding one (1) foot in height above natural grade requires a grading permit in compliance with Appendix E, 2000 International Building Code, unless exempted by Section E103.2.

If this project is not under construction within two (2) years from the date of this letter, the water and storm drainage portion of this reservation will expire, and a renewal request must be submitted.

For any written inquiries regarding the above information please contact:

The Utility Analysis Section  
P.O. Box 131927  
Houston, Texas 77219-1927

Questions or comments concerning this letter can be faxed to (713) 837-0149. For direct inquiries concerning the water portion of this letter, please contact Ms. Christine Robinson at (713) 837-0136, or contact me at (713) 837-0137. You may also email questions to [wcrtechs@cityofhouston.net](mailto:wcrtechs@cityofhouston.net).

Cordially,

A handwritten signature in black ink, appearing to read 'Rudy Moreno, Jr.', with a large, stylized 'R' and 'M'.

Rudy Moreno, Jr., E.I.T.  
Division Manager  
Utility Analysis Section

For: Michael S. Marcotte, P.E., DEE  
Director  
Department of Public Works and Engineering

MSM:RM:eg  
W2006042929

\*This information is based on the City of Houston Geographic Information Management System maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.



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April 28, 2006

Land Assemblage Redevelopment Authority  
1006 East Hedrick Street  
Houston, Texas 77011  
HCAD #0251750000048

Re: Wastewater and Water Reservation No. 0028955-000 **Lot #5497 Magnolia**

Dear Applicant:

Reference is made to your application concerning the availability of water and wastewater capacity to 7,000 square feet of land being Lots 4 and 5, Block 89, Magnolia Park, Section 2, located at 1006 East Hedrick Street.

Wastewater and water capacity is currently available for your proposed construction of a single family residence, or a development utilizing a maximum of 1.0 service unit per day.

An Impact Fee in the amount of \$1,067.47 and a \$5.00 Administrative Fee must be paid in order to reserve wastewater capacity. An Impact Fee in the amount of \$300.93 and a \$5.00 Administrative Fee must be paid in order to reserve water capacity. These fees must be paid within six (6) months from the date of this letter and prior to the issuance of a building permit. Houston City Council may review and revise related ordinances, which will change the above-quoted fees and/or the development criteria and design requirements for this project.

Ordinances provide for a waiver of impact fees for houses (single-family residences) that sell to the first-time purchaser for less than the median price of a home in Houston during the month the proposed home is permitted. Currently, the median price is approximately \$142,050. If you feel that your proposed development may qualify for this exemption, please do not pay the impact fees referenced in this letter and make certain that you fill out an Impact Fee Exemption Form at 3300 Main when applying for a building permit.

Furthermore, the City Engineer may, from time to time, revise the Department of Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

Failure to pay the Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation. The Impact Fees may be paid by mail or at 3300 Main, First Floor. A copy of the Impact Fee receipts and a copy of this letter must be submitted with your construction plans when applying for a building permit. **Please note, the Wastewater and Water Impact Fees quoted**

Land Assemblage Redevelopment Authority  
April 28, 2006  
Page 2

**above are not refundable for any reason including failure to obtain a building permit or failure to proceed with the project for any reason.**

Sanitary sewer connection must be made to the 8-inch sewer in Avenue J.\*

Water connection must be made to the 8-inch water main in Avenue J.\*

Please note, fill exceeding one (1) foot in height above natural grade requires a grading permit in compliance with Appendix E, 2000 International Building Code, unless exempted by Section E103.2.

If this project is not under construction within two (2) years from the date of this letter, the water and storm drainage portion of this reservation will expire, and a renewal request must be submitted.

For any written inquiries regarding the above information please contact:

The Utility Analysis Section  
P. O. Box 131927  
Houston, Texas 77219-1927

Questions or comments concerning this letter can be faxed to (713) 837-0149. For direct inquiries concerning the water portion of this letter, please contact Ms. Christine Robinson at (713) 837-0136, or contact me at (713) 837-0137. You may also email questions to [wcrtechs@cityofhouston.net](mailto:wcrtechs@cityofhouston.net).

Cordially,



Rudy Moreno, Jr., E.I.T.  
Division Manager  
Utility Analysis Section

For: Michael S. Marcotte, P.E., DEE  
Director  
Department of Public Works and Engineering

MSM:RM:sae  
W2006042928

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